

Fengate, Moulton Chapel, Spalding, PE12 0XL



welcome to

Fengate, Moulton Chapel Spalding

DON'T MISS OUT - VIEWING HIGHLY ADVISED! THREE BEDROOM DETACHED HOME SITUATED WITHIN THE POPULAR VILLAGE OF MOULTON CHAPEL













Entrance Hall

Double glazed entrance door to the front aspect leads into the property

Lounge

11' 5" x 15' 4" (3.48m x 4.67m)
Space for log burner, carpeted flooring, radiator

Double glazed window to the front aspect.

Reception Room Three

10' 10" x 7' 8" (3.30m x 2.34m) Carpeted flooring, radiator

Double glazed window to the rear aspect.

Kitchen

24' 5" x 12' 5" (7.44m x 3.78m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainer, integral oven with an induction hob and extractor fan over, integral dishwasher and fridge/freezer, radiator, tiled flooring.

Double glazed window to the front aspect.

Utility Room

5' 11" x 8' 4" (1.80m x 2.54m) Tiled flooring, plumbing for washing machine, radiator

Double glazed window to the side aspect.

Downstairs Bathroom

Three piece suite comprising of a bath with shower ovehead, wash hand basin and W/C. Partly tiled, radiator.

Double glazed window to the rear aspect.

Landing

Carpeted flooring

Bedroom One

12' 9" x 20' 2" ($3.89 \, \text{m} \times 6.15 \, \text{m}$) Two fitted wardrobes, carpeted flooring and radiator

Double glazed window to the front aspect. Double glazed skylight

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled

Double glazed skylight

Bedroom Two

9' 7" x 20' 2" (2.92m x 6.15m) Carpeted flooring, radiator

Double glazed window to the front aspect. Double glazed skylight

Bedroom Three

Carpeted flooring, radiator

Double glazed window to the front aspect.

Bathroom

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, radiator

Double glazed skylight.

Exterior

Laid to lawn garden and driveway allowing for ample off-road parking

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area with a wooden play structure and wooden built in swings set upon a woodchip area.





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- WELL-PRESENTED THROUGHOUT
- THREE BATHROOMS
- POPULAR VILLAGE LOCATION
- **ENCLOSED REAR GARDEN**
- **EXTENSIVE DRIVEWAY AND GARAGE**

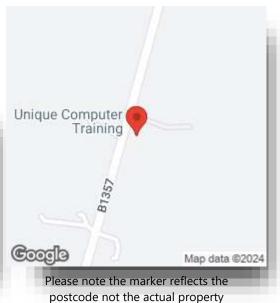
Tenure: Freehold EPC Rating: D

£375,000









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Property Ref: SDG111178 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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